

Immediate Occupancy

**For Lease 109,054 SF
(Divisible to 28,303 SF)**

Fountain Square Commerce Center 599 S. Schmidt Rd. Bolingbrook, IL

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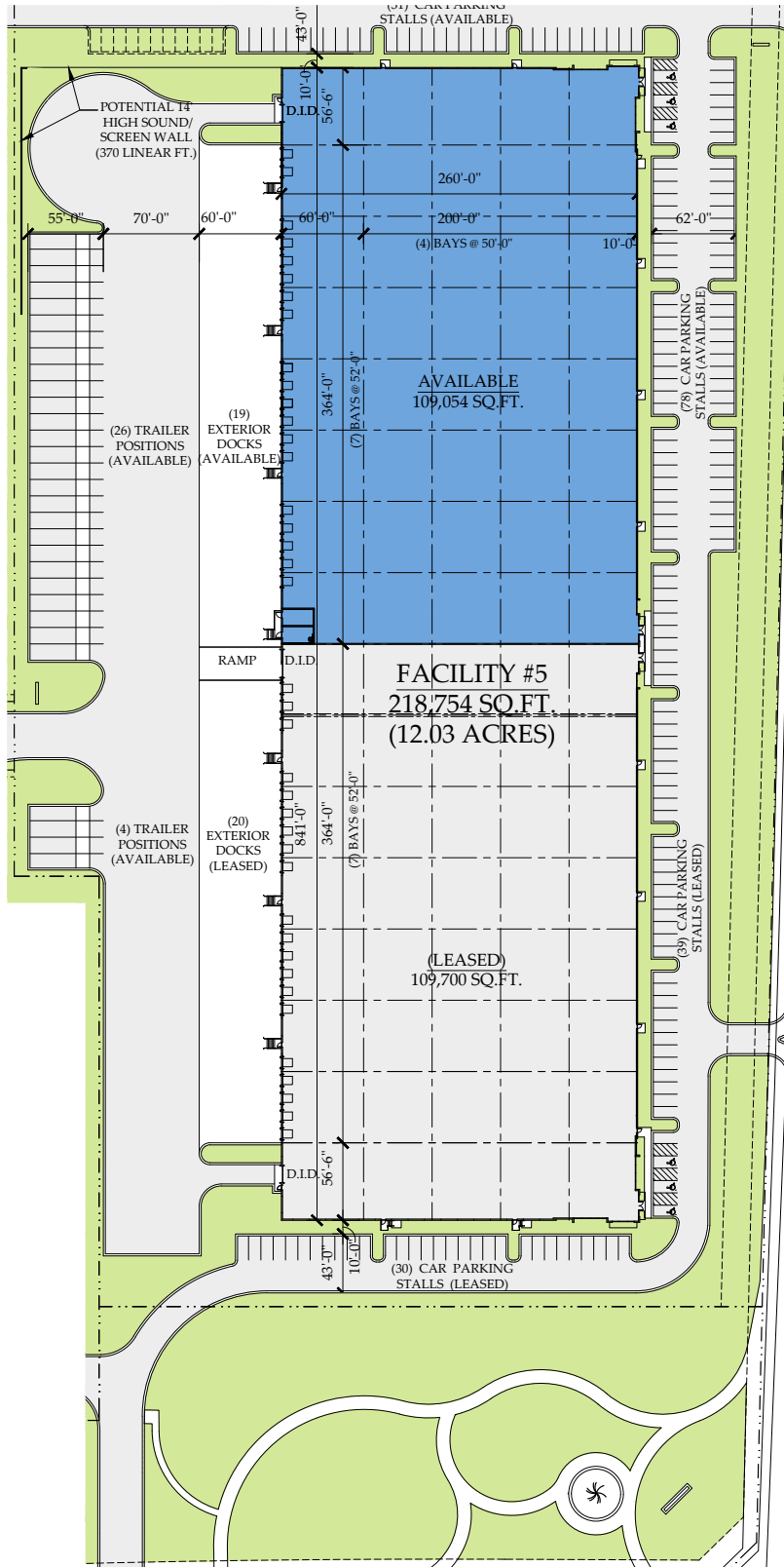
Property overview

- Available: 109,054 SF (divisible to 28,303 SF)
- Office area: To suit
- Site area: 12.03 acres
- Ceiling height: 32' clear
- Trailer parking: 26 positions away from building
- Dock doors: 19 positions, fully equipped
- Drive-in doors: 1 (12' x 14')
- LED Warehouse lighting
- Bay size: 52' x 50'
- Speed bay: 52' x 60'
- Low Will County real estate taxes
- Excellent access via IL Route 53
- Less than 2 miles / 6 minutes from 4-way interchange to I-55
- High end Remington Lakes Business Park setting

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Site Plan



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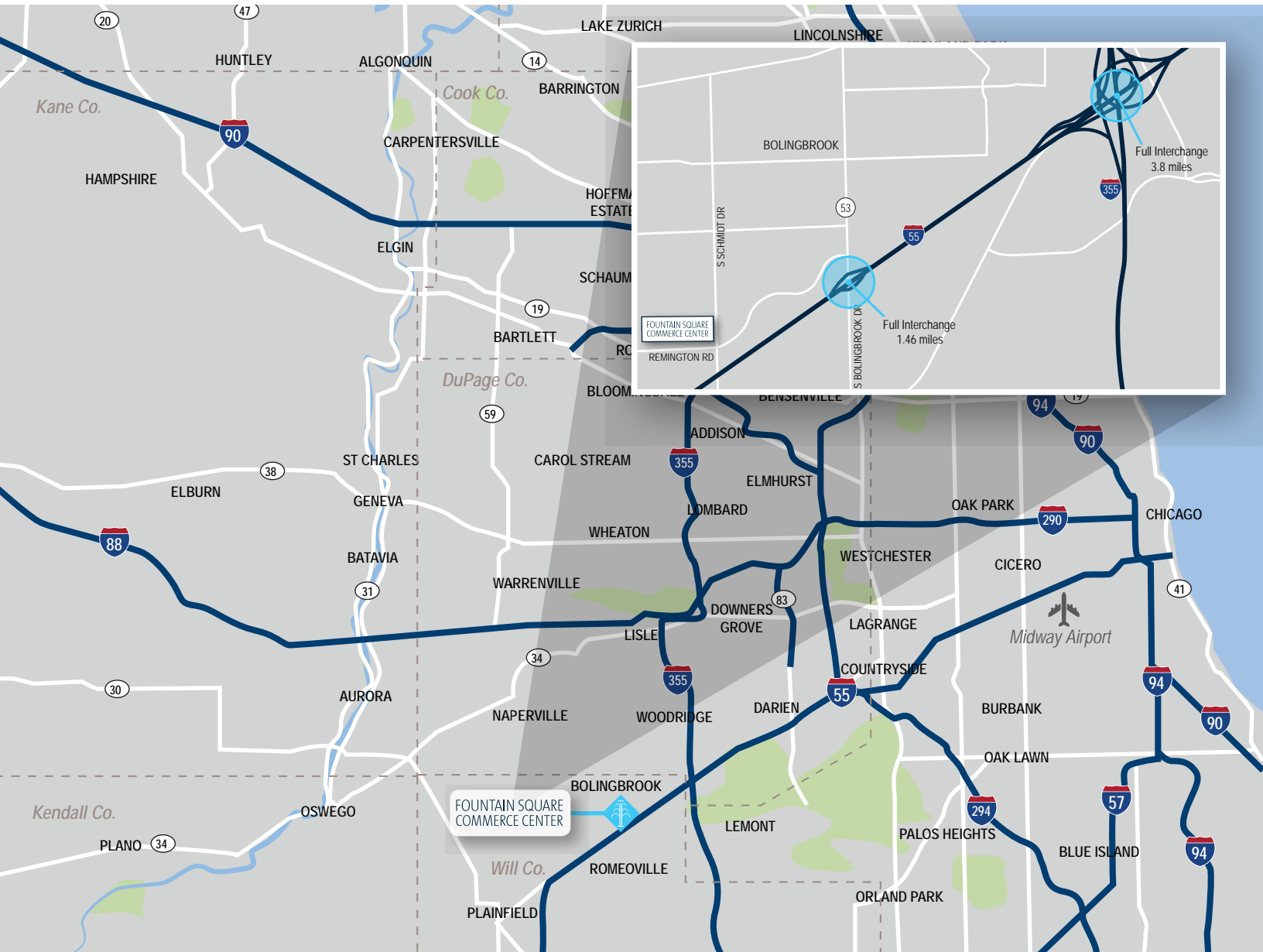
Surrounding Corporate Users



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Transportation & Area Map



Fountain Square Commerce Center is a new, state-of-the-art industrial park in the highly desired I-55 Industrial Corridor located within Bolingbrook, Illinois. The tranquil setting features numerous fountains and open outdoor green space, while the buildings offer ample on-site vehicle and truck parking, substantial dock door positions, efficient truck maneuverability, 32' clear height, ESFR sprinkler systems and office space to-suit individual tenants.



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